

CALIFORNIA TAX CREDIT ALLOCATION COMMITTEE
Minutes of the October 18, 2006 Meeting

1. Roll Call.

Laurie Weir for Philip Angelides, State Treasurer, is the chair for the meeting of the Tax Credit Allocation Committee (TCAC). Ms. Weir called the meeting to order at 1:12 p.m. Also present: Cindy Aronberg for Steve Westly, State Controller; Anne Sheehan for Michael Genest, Director of the Department of Finance; Judy Nevis for Lynn Jacobs, Director of the Department of Housing and Community Development; Theresa Parker, Executive Director of the California Housing Finance Agency; and Kathleen Paley, County Representative.

2. Approval of the minutes of the September 20, 2006 Committee meeting.

Mr. Pavão suggested the Committee postpone adoption of the September 20, 2006 meeting minutes. He explained that the initial draft of the September minutes do not accurately reflect Ms. Weir's actions during the discussion of the 4% tax credit applications. Mr. Pavão suggested that staff revise the September minutes and bring them to the Committee for discussion at the next meeting. He asked the Committee if they agreed with his proposal. Ms. Weir stated that the Committee members were in agreement.

3. Executive Director's Report.

Mr. Pavão informed the Committee that due to computer issues TCAC staff was unable to produce an amended agenda for that day's meeting. He summarized amendments to Agenda Items 5 and 7. Mr. Pavão announced that staff has withdrawn three 4% projects listed under Agenda Item 5: Broadway Square (CA-2006-896), Wilshire Court (CA-2006-900), and Sycamore Senior Village (CA-2006-901). He also announced that that staff has withdrawn the Commercial Revitalization project, Porsche of Downtown LA (CRDP-06-03), listed under Agenda Item 7.

Mr. Pavão reported that the Committee has two meetings tentatively scheduled for November 16, 2006 and December 20, 2006. He suggested the Committee forego the upcoming November meeting and convene again on December 13, 2006. Ms. Sheehan asked Mr. Pavão if foregoing the November meeting would cause any critical issues for tax credit applicants. Mr. Pavão replied that pending applicants would not experience any critical issues if the Committee does not meet in November.

No public comment.

4. Discussion and Consideration of Amending the Waiting List established on September 20, 2006 of pending Applications, provided that Credit becomes available and such Applications are complete, eligible and financially feasible.

Mr. Pavão reminded the Committee that staff withdrew recommendation of a 9% project called Courtyard Apartments (CA-2006-092) at the September meeting. He announced that staff has re-scored the Courtyard Apartments application and recommends placing it at the top of the Coastal Region category of the Geographic Apportionment Waiting List. Mr. Pavão stated that sufficient credits are available to award only the project at the top of the Coastal Region waiting list. He indicated that information submitted by the owner on the day before the September meeting allowed staff to re-score the project. Ms. Sheehan asked what would happen to Humbert Highlands (CA-2006-093), the project currently at the top of the Coastal Region waiting list if the Committee accepts the amendment. Mr. Pavão explained that once credits available for the Coastal Region category are exhausted and TCAC has fulfilled its geographic requirement, staff would begin selecting applicants from the General Pool Waiting List. Ms. Weir asked Mr. Pavão if the owner of the Humbert Highlands projects is aware of the proposed amendment to the waiting list. Mr. Pavão asked the audience if anyone involved in that project was present. Pat Sabelhaus (from the audience) replied that he was involved with the Humbert Highlands application. He stated that he was aware of the proposed amendment and how it would effect the position of Humbert Highlands on the Geographic Apportionment waiting list. Mr. Pavão stated that TCAC staff would contact the owner of the Humbert Highlands to discuss the amendment in detail.

MOTION: Ms. Sheehan moved to approve staff recommendations. Ms. Aronberg seconded and the motion passed unanimously.

5. Discussion and Consideration of 2006 Applications for Reservation of Federal Low Income Housing Tax Credits (LIHTCs) for Tax-Exempt Bond Financed Projects, and appeals filed under TCAC Regulation Section 10330.

Mr. Pavão recommended approval of the following projects with standard conditions:

<u>Project #</u>	<u>Project Name</u>	<u>Credit Amount</u>
CA-2006-892	Stevenson Manor	\$396,488
CA-2006-895	Summerwood	\$238,368
CA-2006-897	Sunrise & Sunset West	\$345,269
CA-2006-898	Heber Family II	\$680,746
CA-2006-899	Meadow Village	\$661,374
CA-2006-902	St. John Manor	\$274,238
CA-2006-903	Bayview Apartments	\$1,112,027
CA-2006-904	All Hallows Gardens Apartments	\$1,375,784
CA-2006-905	Villa Serena Apartments	\$1,229,236
CA-2006-906	Monte Alban Apartments	\$765,982
CA-2006-907	Stoneridge at Elk Grove	\$1,037,637
CA-2006-908	Saklan Family Housing	\$1,035,326

6. Discussion and Consideration of a Resolution to Adopt Proposed Emergency Regulations, Title 4 of the California Code of Regulations, Sections 10300 through 10337.

Mr. Pavão announced that TCAC staff has not proposed any changes to the current language of the Emergency Regulations.

MOTION: Ms. Aronberg moved to re-adopt the Emergency Regulations. Ms. Sheehan seconded and the motion passed unanimously.

7. Discussion and Consideration of Applications for Awards of Commercial Revitalization Tax Deductions, provided that such Applications are complete, eligible, and financially feasible.

Ms. Weir reiterated that the Committee would not discuss Agenda Item 7 because staff withdrew the application for Porsche of Downtown LA (CRDP-06-03).

8. Public Comment.

Pat Sabelhaus asked if any projects listed on the Waiting List Set-Aside chart would be funded. Mr. Pavão asked Program Manager, Ed Johnson (in the audience) if TCAC received enough returned credits to fund any of the Waiting List Set-Aside projects. Mr. Johnson stated sufficient credits were returned to recommend funding of the top two projects from the rural set-aside waiting list: Larkspur Village (CA-2006-146) and Serenity Hills (CA-2006-076).

9. Adjournment

The meeting adjourned at 1:35pm.